

Prepared by and Return to:
Realty Title and Escrow
6397 Goodman Rd, Suite 112
Olive Branch, MS 38654
(662)893-8077
File No. 05080362

9/06/05 10:56:33
BK 509 PG 107
DE SOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

Jeremy A. L. Delaney and Amy L. Delaney

- Grantor(s)

Stephen C. Benson and Amy M. Benson

- Grantee(s)

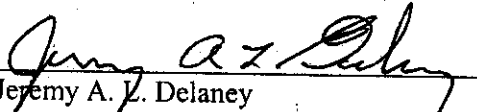
FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Jeremy A. L. Delaney and Amy L. Delaney do hereby sell, convey and warrant unto Stephen C. Benson and Amy M. Benson, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

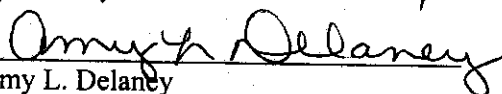
Lot 91, 2nd Addition, Fox Hunt Subdivision, situated in Section 26, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 57, Page 32 in the Chancery Clerk's Office of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 29th day of August, 2005.

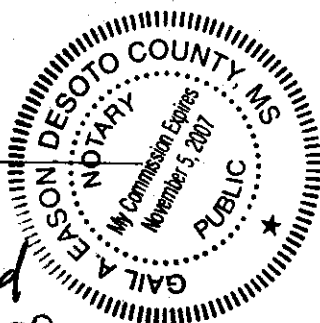

Jeremy A. L. Delaney

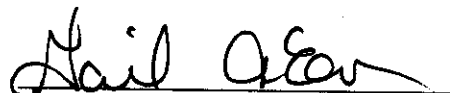

Amy L. Delaney

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 29th day of August, 2005, within my jurisdiction, the within named Jeremy A. L. Delaney and Amy L. Delaney, who acknowledged that he/she/they executed the above and foregoing instrument.

My commission expires:




(Notary Public)

Grantors' Address:

234 Jefferson Rd
New Houlka MS 38850
H - 901-619-6006
W - 901-525-8077

Grantees' Address:

10078 Tally Ho
Olive Branch MS 38654
H - 662-893-5667
W - 901-340-3272